

STUDIO / OFFICE—TO LET

Bristol

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PROPERTY CONSULTANTS



ATTRACTIVE SELF-CONTAINED GROUND FLOOR STUDIO/OFFICE

Unit 1.8 Paintworks
Bath Road
Bristol
BS4 3EH

917 sq ft
(85.17 sq m) net approx.

Open plan offices with
allocated on site car parking.



Unit 1.8 Paintworks, Bath Road, Bristol BS4 3EH

Location

Paintworks is an exciting development comprising a mixture of former brick built workshops and new build accommodation which encompasses Bristol's creative quarter.

Located on the A4 Bath Road on the South East side of the City Centre and approximately 1.4 miles from Temple Meads Railway Station, this development provides great transport connections within a creative environment. The property is located within a short drive to a number of facilities within the City Centre and extensive retail park within the Brislington area which is less than 1 mile away.



Description

This self-contained, ground floor office comprises open plan space fitted out to a high standard. Internally the accommodation benefits from electric panel heating, a mixture of pendent and uplighters, timber flooring, exposed brick and stone work, a kitchenette and a WC. The accommodation also benefits from one on site allocated car parking space.

Accommodation

Area	Sq ft	Sq m
TOTAL	917	85.17

All measurements are approximate Net Internal Areas.

Car Parking

The accommodation benefits from one allocated on site car parking space.

Lease

The accommodation is offered by way of a new internal repairing and insuring service charge lease for a term of years to be agreed.

Rent

£24,0000 per annum exclusive.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

Interested parties should make their own enquiries to Bristol City Council on 0117 922 2000 to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

The Rateable Value for this property is £16,250.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Council. Tel: 0117 922 3000 or www.bristol.gov.uk

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

A new EPC has been commissioned and will be available for inspection.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Date: Feb 2021

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